



Committee on Transportation and Infrastructure
U.S. House of Representatives

Bill Shuster
Chairman

Washington, DC 20515

Peter A. DeFazio
Ranking Member

Christopher P. Bertram, Staff Director

COMMITTEE RESOLUTION

Katherine W. Dedrick, Democratic Staff Director

LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PHOENIX, ARIZONA
PAZ-01-VA17

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, a lease of up to 203,000 net usable square feet of space, and 1,370 parking spaces, for the Department of Veterans Affairs for a Community Based Outpatient Clinic in Phoenix, Arizona at a proposed unserviced annual cost of \$6,353,900 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.


Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the lease contract(s) shall include a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if it is determined that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, an explanatory statement shall be provided to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the design of the outpatient clinic shall be consistent with the U.S. Department of Veterans Affairs' Community Based Outpatient Clinic Prototype Proposed Layouts.

Adopted: **February 28, 2017**


Bill Shuster, M.C.
Chairman

JOHN BARRASSO, WYOMING, CHAIRMAN

JAMES M. INHOE, OKLAHOMA
SHELLEY MOORE CAPITO, WEST VIRGINIA
JOHN BOOZMAN, ARKANSAS
ROGER WICKER, MISSISSIPPI
DEB FISCHER, NEBRASKA
JERRY MORAN, KANSAS
MIKE ROUNDS, SOUTH DAKOTA
JONI ERNST, IOWA
DAN SULLIVAN, ALASKA
RICHARD SHELBY, ALABAMA

THOMAS R. CARPER, DELAWARE
BENJAMIN L. CARDIN, MARYLAND
BERNARD SANDERS, VERMONT
SHELDON WHITEHOUSE, RHODE ISLAND
JEFF MERKLEY, OREGON
KIRSTEN GILLIBRAND, NEW YORK
CORY A. BOOKER, NEW JERSEY
EDWARD J. MARKEY, MASSACHUSETTS
TAMMY DUCKWORTH, ILLINOIS
KAMALA HARRIS, CALIFORNIA

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS
WASHINGTON, DC 20510-6175

RICHARD M. RUSSELL, MAJORITY STAFF DIRECTOR
GABRIELLE BATKIN, MINORITY STAFF DIRECTOR

115th Congress
1st Session

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PHOENIX, ARIZONA
PAZ-01-VA17

**RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF
THE UNITED STATES SENATE**

that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a lease of approximately 203,000 net usable square feet of space, and approximately 1,370 parking spaces, for the Department of Veterans Affairs for a Community Based Outpatient Clinic in Phoenix, Arizona at a proposed unserviced annual cost of \$6,353,900 for a lease term of up to 20 years, a description of which is attached hereto and by reference made part of this resolution, is approved.

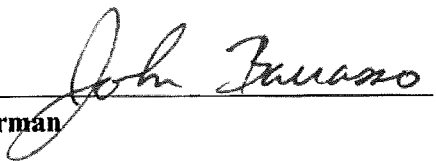
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to execution of the new lease.

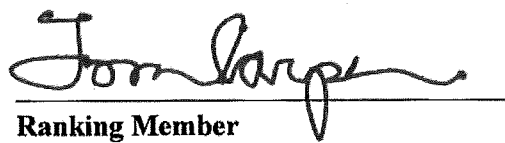
Provided that, to the maximum extent practicable, the lease contract(s) shall include a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Environment and Public Works of the United States Senate prior to exercising any lease authority provided in this resolution.

Provided further, that the Administrator shall provide to the Chairman or Ranking Member of the Committee on Environment and Public Works of the Senate, in a timely manner, requested documents and information regarding this prospectus and resulting contractual materials, without redaction other than redactions to exclude business confidential, proprietary, and/or procurement sensitive information.

Provided further, that the design of the outpatient clinic shall be consistent with the U.S. Department of Veterans Affairs' Community Based Outpatient Clinic Prototype Proposed Layouts.


Chairman


Ranking Member

Adopted: November 29, 2017

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PHOENIX, AZ**

Prospectus Number: PAZ-01-VA17
Congressional District: 7, 9

Executive Summary

The U.S. General Services Administration (GSA) proposes an outpatient clinic lease of approximately 203,000 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), located in Phoenix, Arizona.

Veterans are currently serviced at the Carl T. Hayden VA Medical Center (VAMC). The lease will provide continued services for the Phoenix veterans community as well as provide a critical expansion of services to meet current and projected health care service needs for the veteran community.

Description

Occupant:	Veterans Affairs
Current NUSF	0
Estimated Maximum NUSF:	203,000
Estimated Maximum RSF:	274,050
Proposed Maximum Leasing Authority:	Up to 20 years
Delineated Area:	<u>North:</u> Glendale Ave/ E Lincoln Drive (starting at N 35 th Ave and extending east to N 32 nd St) <u>East:</u> 32 nd St (starting at E Lincoln Drive and extending south to the Phoenix Sky Harbor International Airport) <u>South:</u> Phoenix Sky Harbor International Airport extending west along Buckeye Rd to S 35 th Ave <u>West:</u> 35 th Ave (starting at W Buckeye Rd and extending north to W Glendale Ave)
Number of Official Parking Spaces:	1,370
Scoring:	Operating Lease
Current Total Unserviced Annual Cost:	\$0
Estimated Unserviced Rental Rate ¹ :	\$31.30 per NUSF
Estimated Total Unserviced Annual Cost ² :	\$6,353,900

¹ This estimate is for fiscal year 2018 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserviced and excludes all operating expenses, whether paid by the lessor or directly by the Government.

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PHOENIX, AZ**

Prospectus Number: PAZ-01-VA17
Congressional District: 7, 9

Justification

The 203,000 net usable square feet (NUSF) clinic will enhance VA outpatient services by closing wait times, workload, and space gaps as identified in the Strategic Capital Investment Planning process and providing primary care exam room configuration in accordance with the Patient Aligned Care Team model to meet projected demand for services.

Clinical services provided at this location include but are not limited to Primary Care, Mental Health, Medical and Surgical Specialties, and associated ancillary services. Veterans are currently treated at the VAMC. The VAMC lacks sufficient space to accommodate the functions critical to meeting the current and projected clinical workload demand. The new location will provide state-of-the-art clinical space and a more functional and effective health care environment for veterans, veterans' families and medical staff.

Furthermore, close proximity to the VAMC and the university affiliate may allow for efficiencies in education, recruitment, and research.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
PHOENIX, AZ**

Prospectus Number: PAZ-01-VA17
Congressional District: 7, 9

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on December 21, 2016

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration